

# PD 1538

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*Reclassification Of Area Shown On Map No. 9-H.  
(Application No. 20977)  
(Common Address: 1845 W. Waveland Ave.)*

[O2022-784]

*Be It Ordained by the City Council of the City of Chicago:*

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all the RS3 Residential Single-Unit Detached House District symbols and indications as shown on Map Number 9-H in an area bounded by:

West Waveland Avenue; a line 86.30 feet east of and parallel to North Wolcott Avenue; the alley next south of and parallel to West Waveland Avenue; and a line 56.30 feet east of and parallel to North Wolcott Avenue,

to those of an RT4 Residential Two-Flat, Townhouse and Multi-Unit District.

SECTION 2. This ordinance takes effect after its passage and due publication.

*Reclassification Of Area Shown On Map No. 10-K.  
(As Amended)  
(Application No. 20259)*

IPD 1538

(Common Address: 4100 – 4230 W. Ann Lurie Pl./4044 – 4210 S. Karlov Ave.)

[SO2019-8492]

*Be It Ordained by the City Council of the City of Chicago:*

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all of the M2-3 Light Industry District symbols and indications as shown on Map Number 10-K in the area bounded by:

West 40<sup>th</sup> Street; South Karlov Avenue; West Ann Lurie Place; and a line 324 feet west of and parallel to South Keeler Avenue, as measured along the west line of South Keeler Avenue,

to those of an Industrial-Institutional Planned Development which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part thereof and to no others.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Plan of Development Statements referred to in this ordinance read as follows:

*Industrial-Institutional Planned Development No. 1538*

*Planned Development Statements.*

1. The area delineated herein as Industrial-Institutional Planned Development Number 1538 (the "Planned Development") consists of approximately 880,300 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property"). Greater Chicago Food Depository is the owner of the Property and the "Applicant" for this Planned Development.
2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance (the "Zoning Ordinance"), the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400 of the Zoning Ordinance.
3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assigns or grantees.

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the Planned Development.

Ingress or egress shall be pursuant to the Planned Development and may be subject to the review and approval of the Departments of Planning and Development and Transportation. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the Department of Transportation.

Pursuant to a negotiated and executed Perimeter Restoration Agreement ("Agreement") by and between the Department of Transportation's Division of Infrastructure Management and the Applicant, the Applicant shall provide improvements and restoration of all public way adjacent to the Property, which may

include, but not be limited to, the following as shall be reviewed and determined by the Department of Transportation's Division of Infrastructure Management:

- Full width of streets
- Full width of alleys
- Curb and gutter
- Pavement markings
- Sidewalks
- ADA crosswalk ramps
- Parkway and landscaping

The Perimeter Restoration Agreement must be executed prior to any Department of Transportation and Planned Development Part II review permitting. The Agreement shall reflect that all work must comply with current Rules and Regulations and must be designed and constructed in accordance with the Department of Transportation's Construction Standards for Work in the Public Way and in compliance with the Municipal Code of Chicago Chapter 10-20. Design of said improvements should follow the Department of Transportation's Rules and Regulations for Construction in the Public Way as well as The Street and Site Plan Design Guidelines. Any variation in scope or design of public way improvements and restoration must be approved by the Department of Transportation.

4. This Planned Development consists of these 16 Statements; a Bulk Regulations and Data Table and the following exhibits and plans attached hereto prepared by Partners By Design and dated \_\_\_\_\_, (the "Plans"): Existing Zoning Map; Existing Land-Use Map; Planned Development Boundary and Property Line Map; Site/Landscape Plan; Landscape Details Sheet; Meal Prep Facility Floor Plan (Illustration Only); Meal Prep Facility -- South Elevation; Meal Prep Building -- West Elevation; Meal Prep Building -- North Elevation; and Meal Prep Building -- East Elevation. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Zoning Ordinance, and all requirements thereof, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development ordinance and the Zoning Ordinance, this Planned Development ordinance shall control.
5. The following uses are permitted in the area delineated herein as an Industrial-Institutional Planned Development: warehousing, wholesaling and freight movement, including without limitation delivery, receipt, storage, re-packaging, and distribution of

rescued food products and commodities to food pantries; limited and artisan manufacturing, production and industrial services, including without limitation meal preparation; office; business support services (business/trade school); personal service; eating and drinking establishments (limited restaurant); entertainment and spectator sports (indoor special event including incidental liquor sales); food and beverage retail sales; urban farm; accessory and non-accessory parking, and accessory and incidental uses (including temporary medical service, community room, and retail sales).

6. On-premises signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of DPD. Off-premises signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The maximum permitted floor area ratio ("FAR") for the Property shall be in accordance with the attached Bulk Regulations and Data Table. For the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted overall FAR identified in the Bulk Regulations Table has been determined using a net site area of 880,300 square feet, which includes the area of Keeler Avenue, which has been previously vacated.
9. Upon review and determination, "Part II review", pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II review fee shall be assessed by DPD. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II approval.
10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines. Final landscape plan review and approval will be by DPD. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.
11. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-125 of the Municipal Code, or any other provision of that code.
12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A of the Zoning Ordinance by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors.

13. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
14. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. The Applicant shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II review process is initiated for each improvement that is subject to the aforementioned policy and must provide documentation verifying compliance.
15. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority- and Women-owned Business Enterprises ("M/WBEs") and city residents to compete for contracts and jobs on construction projects approved through the planned development process. To assist the City in promoting and tracking such M/WBE and city resident participation, an applicant for planned development approval shall provide information at three points in the City approval process. First, the applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the applicant's goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of city residents in the construction work. The City encourages goals of (i) 26 percent MBE and 6 percent WBE participation (measured against the total construction budget for the project or any phase thereof), and (ii) 50 percent city resident hiring (measured against the total construction work hours for the project or any phase thereof). The M/WBE Participation Proposal must include a description of the applicant's proposed outreach plan designed to inform M/WBEs and city residents of job and contracting opportunities. Second, at the time of the applicant's submission for Part II permit review for the project or any phase thereof the applicant must submit to DPD (a) updates (if any) to the applicant's preliminary outreach plan; (b) a description of the applicant's outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof; (c) responses to the applicant's outreach efforts; and (d) updates (if any) to the applicant's M/WBE and city resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the applicant must provide DPD with the actual level of M/WBE and city resident participation in the project or any phase thereof, and evidence of such participation. In addition to the foregoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and city residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the

Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and city residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.

16. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Commissioner of DPD shall initiate a zoning map amendment to rezone the Property to the M2-3 Light Industry District.

[Existing Zoning Map; Existing Land-Use Map; Boundary and Property Line Map; Site/Landscape Plan; Landscape Details; Meal Prep Facility Floor Plan (Illustration Only); and Meal Prep Facility North, South, East and West Elevations referred to in these Plan of Development Statements printed on pages 46557 through 46566 of this *Journal*.]

Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

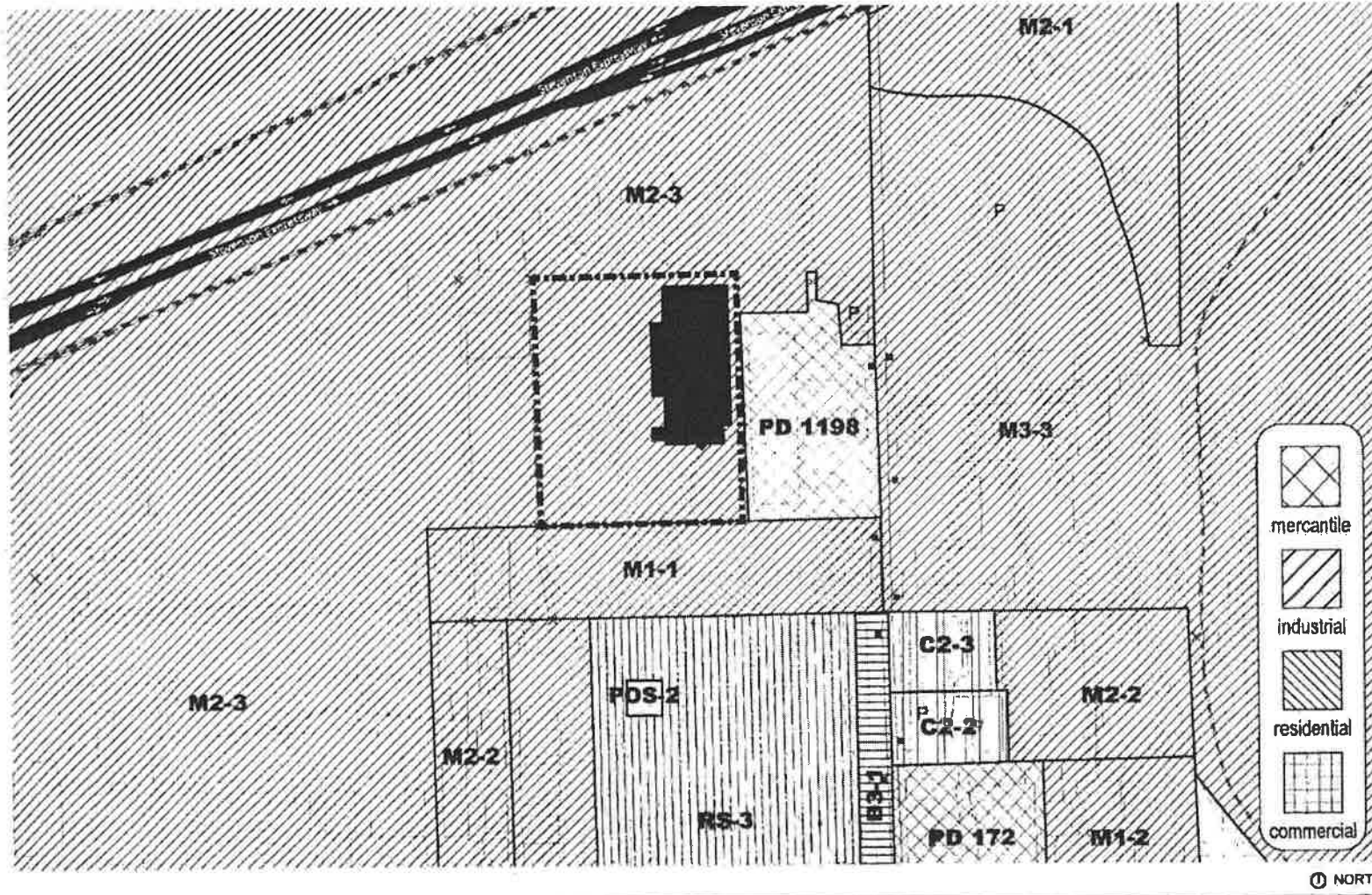
*Industrial-Institutional Planned Development No. 1538*

*Bulk Regulations And Data Table.*

Gross Site Area (square feet):	979,570
Area of Public Rights-of-Way (square feet):	99,270
Net Site Area (square feet):	880,300
Maximum Floor Area Ratio:	3.0
Minimum Accessory Off-Street Parking Spaces:	183
Minimum Off-Street Loading Spaces:	4 (10 feet by 50 feet)
Maximum Building Height:	50 feet
Minimum Setbacks:	In conformance with the plans
Dwelling Units:	0

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EXISTING ZONING MAP



**APPLICANT:** Greater Chicago Food Depository  
**ADDRESS:** 4100-4230 West Ann Lurie Place / 4044-4210 South Karlov Avenue, Chicago, IL  
**INTRODUCED:** November 13, 2019  
**PLAN COMMISSION:**

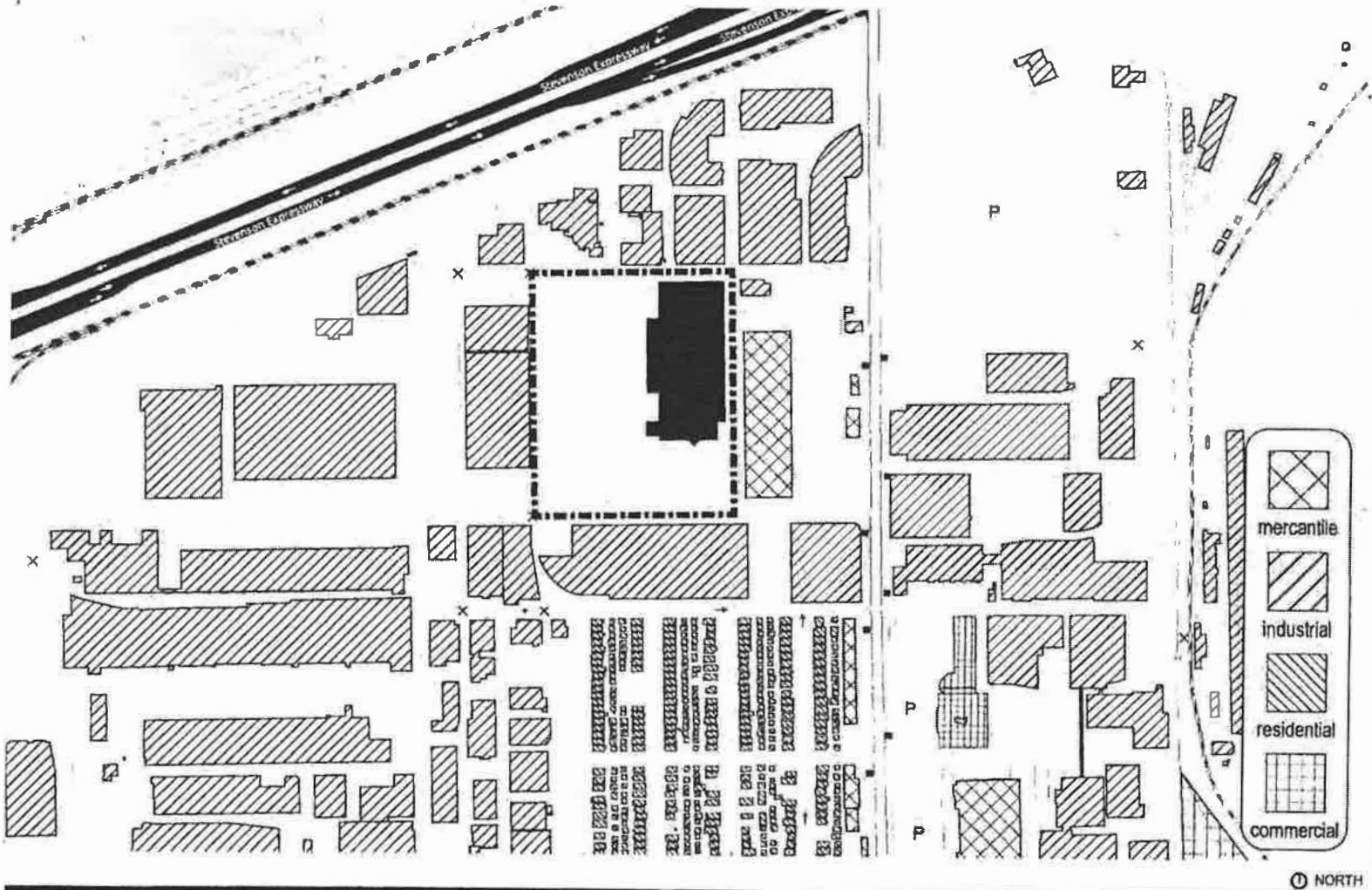
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REPORTS OF COMMITTEES

46557

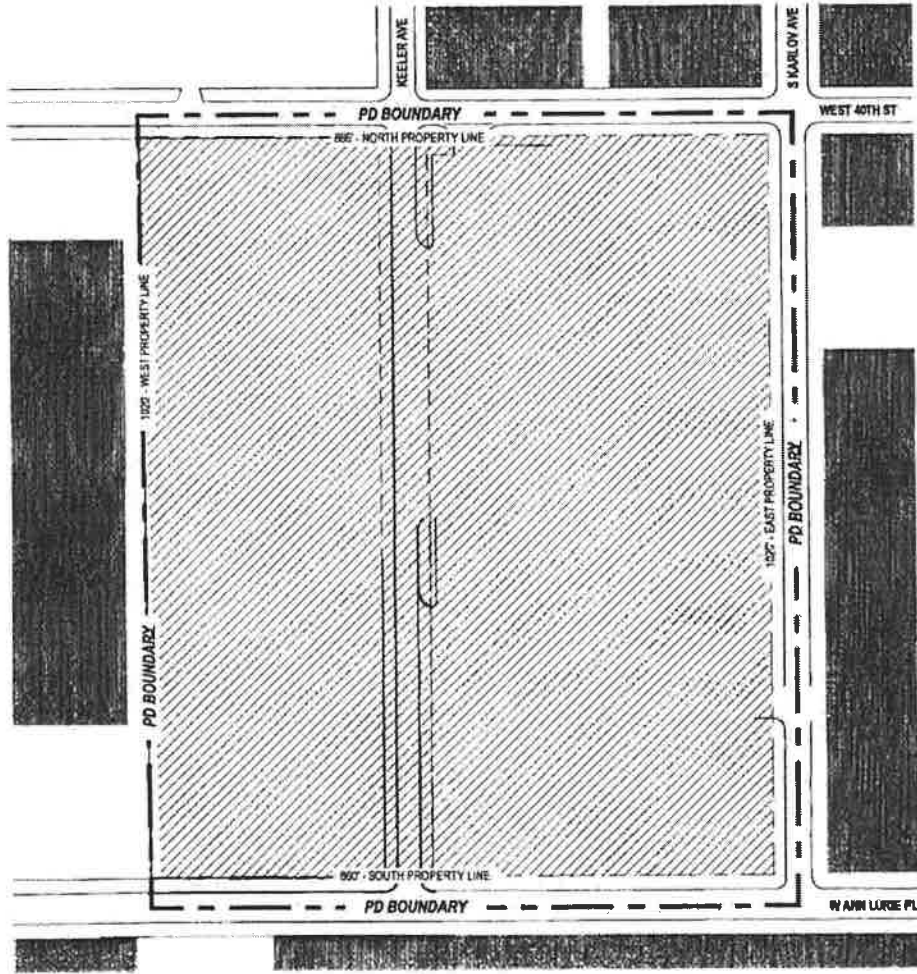
EXISTING LAND USE MAP

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APPLICANT: Greater Chicago Food Depository  
 ADDRESS: 4100-4230 West Ann Lurie Place / 4044-4210 South Karlov Avenue, Chicago, IL  
 INTRODUCED: November 13, 2019  
 PLAN COMMISSION:

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**PLANNED DEVELOPMENT BOUNDARY AND PROPERTY LINE MAP**

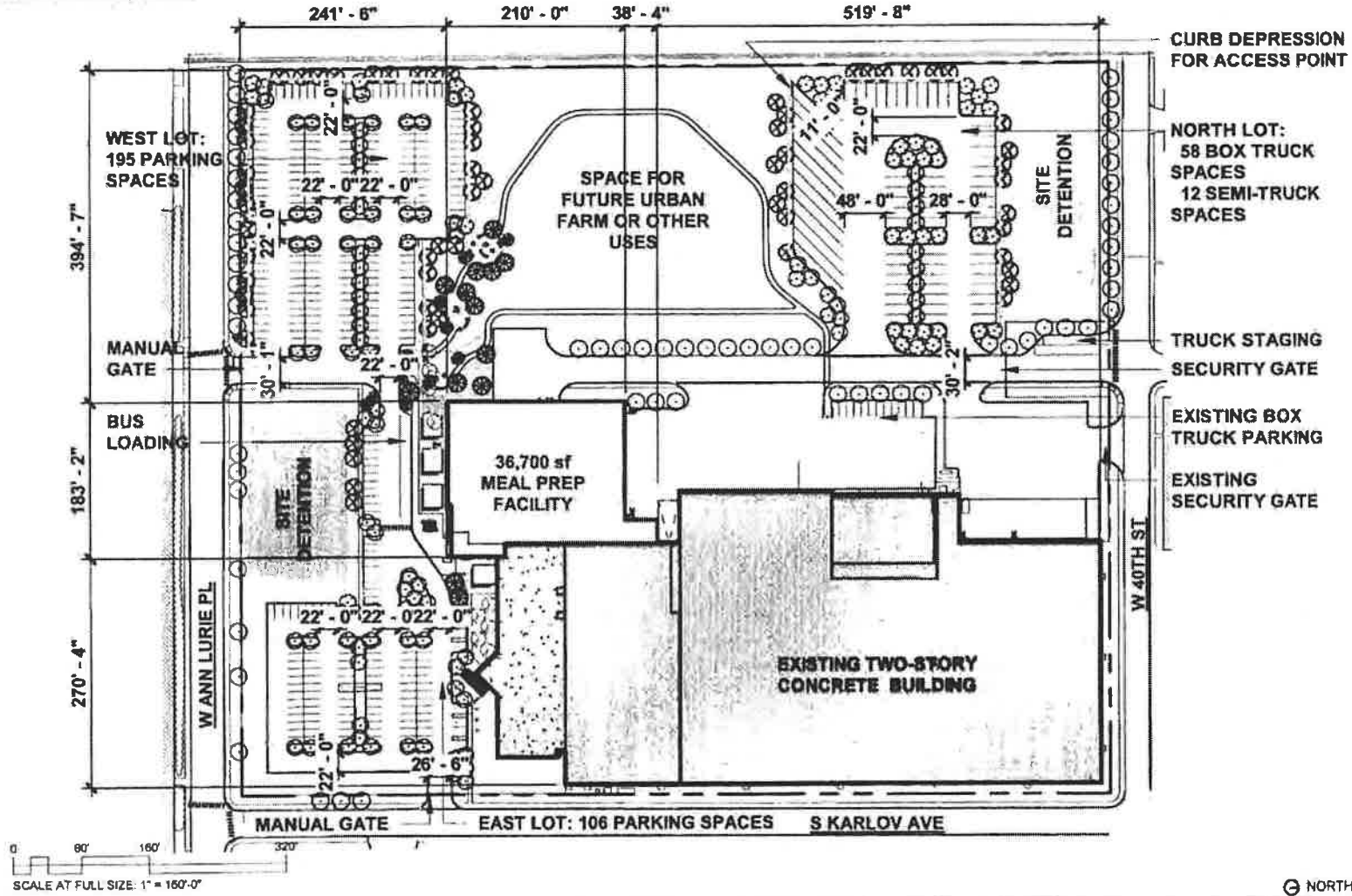


Ⓜ NORTH

**APPLICANT:** Greater Chicago Food Depository  
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SITE/LANDSCAPE PLAN



APPLICANT: Greater Chicago Food Depository  
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LANDSCAPE DETAILS

## TREE SCHEDULE

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	QUANTITY
AC	<i>Acer campestre</i>	HEDGE MAPLE	12' TALL; B&B	38
AG	<i>Amelanchier x grandiflora</i> 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SEVICEBERRY	12' TALL; B&B	4
CA	<i>Cornus alternifolia</i>	PAGODA DOGWOOD	12' TALL; B&B	4
CC	<i>Cercis canadensis</i>	EASTERN REDBUD	12' TALL; B&B	12
CCF	<i>Cercis canadensis</i> 'FOREST PANSY'	FOREST PANSY REDBUD	12' TALL; B&B	3
CO	<i>Celtis occidentalis</i> 'PRAIRIE PRIDE'	PRAIRIE PRIDE HACKBERRY	2 1/2" CAL.; B&B	59
GD	<i>Gymnocladus dioica</i>	KENTUCKY COFFEETREE	2 1/2" CAL.; B&B	47
PA	<i>Platanus x acerifolia</i> 'MORTON EUCLID'	OVATION LONDON PLANTREE	2 1/2" CAL.; B&B	62
SR	<i>Syringa reticulata</i> 'IVORY SILK'	JAPANESE TREE LILAC	12' TALL; B&B	6
TD	<i>Taxodium distichum</i>	BALDCYPRESS	2 1/2" CAL.; B&B	58
		<b>TOTAL</b>		<b>293</b>

## INTERIOR PARKING LOT ISLAND PLANTINGS

EAST PARKING LOT	WEST PARKING LOT	NORTH PARKING LOT
VEHICULAR USE AREA = 56,022 SQFT REQUIRED INTERIOR LANDSCAPE ISLAND = 5,803 SQFT (10%) PROVIDED INTERIOR LANDSCAPE ISLAND = 8,926 SQFT (12.4%) 1 TREE / 125 SQFT REQUIRED INTERIOR LANDSCAPE = 46 PROVIDED TREES = 46 (EXISTING AND PROPOSED)	VEHICULAR USE AREA = 84,388 SQFT REQUIRED INTERIOR LANDSCAPE ISLAND = 9,497 SQFT (10%) PROVIDED INTERIOR LANDSCAPE ISLAND = 7,883 SQFT (12.1%) 1 TREE / 125 SQFT REQUIRED INTERIOR LANDSCAPE = 52 PROVIDED TREES = 52	VEHICULAR USE AREA = 61,752 SQFT REQUIRED INTERIOR LANDSCAPE ISLAND = 6,175 SQFT (10%) PROVIDED INTERIOR LANDSCAPE ISLAND = 12,685 SQFT (20.5%) 1 TREE / 125 SQFT REQUIRED INTERIOR LANDSCAPE = 60 PROVIDED TREES = 59

## PERIMETER PARKING LOT PLANTINGS

REQUIREMENTS
7' WIDE PERIMETER PLANTING BED BEHIND BACK OF CURB AROUND ALL PARKING LOTS
<ul style="list-style-type: none"> <li>• REQUIRED DECIDUOUS TREES 24" ON CENTER</li> <li>• REQUIRED SHRUB HEDGE MAINTAINED 36-48" TALL</li> <li>• REQUIRED 2" RUMPER OVERHANG TO BE GROUND COVER PLANTINGS</li> <li>• HOSE BIBS FOR IRRIGATION TO BE INSTALLED EVERY 100 LF</li> </ul>
PLANTINGS TO BE INDEPENDANT OF OTHER REQUIRED PLANTINGS

## PARKWAY TREES

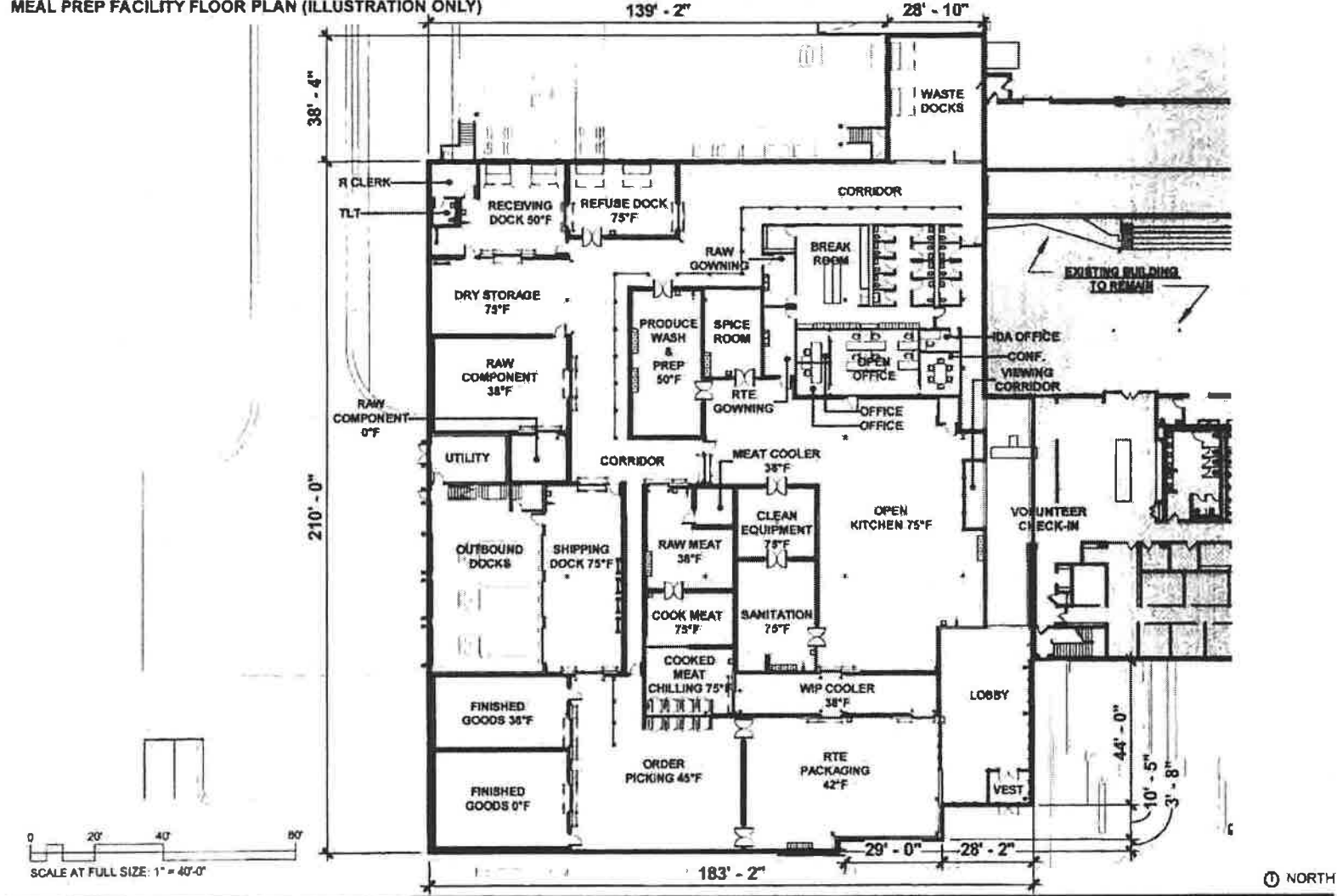
REQUIREMENTS
2 1/2" CALIPER PARKWAY TREES TO BE PLANTED 25' ON CENTER ALONG ALL PUBLIC RIGHTS-OF-WAY
DEAD PARKWAY TREES TO BE REMOVED AND REPLACED
ALL REQUIREMENTS FROM "GUIDE TO THE CHICAGO LANDSCAPE ORDINANCE", CHAPTERS 1, 2 AND 3.

NORTH

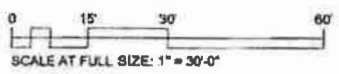
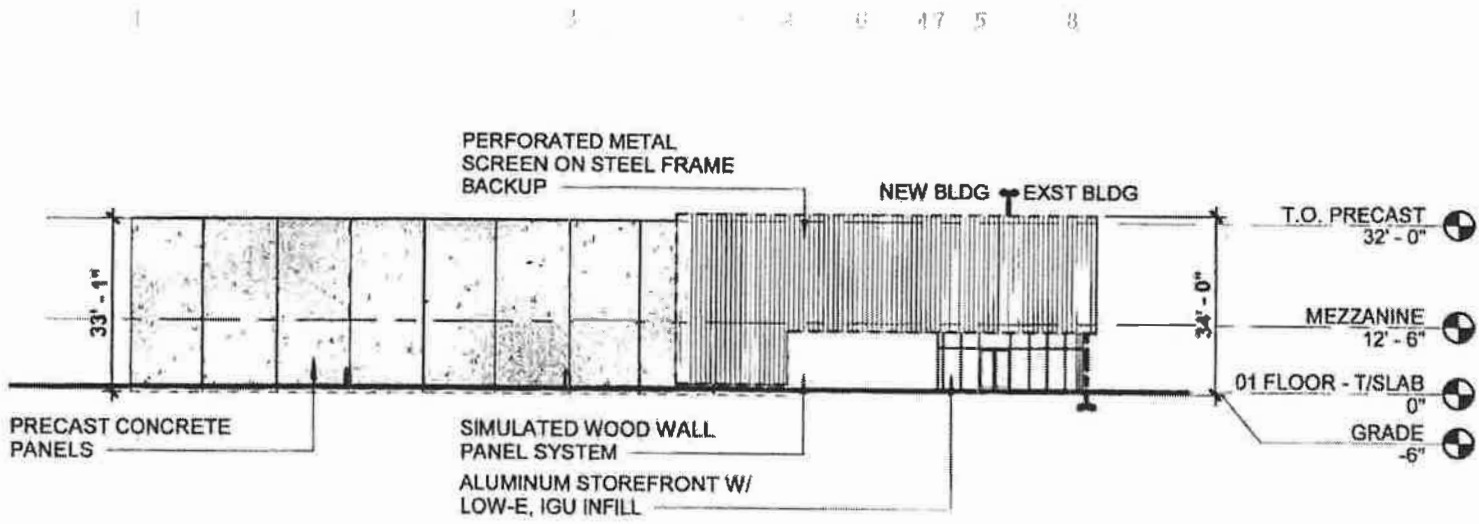
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MEAL PREP FACILITY FLOOR PLAN (ILLUSTRATION ONLY)



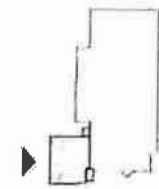
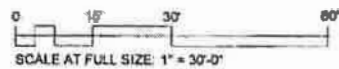
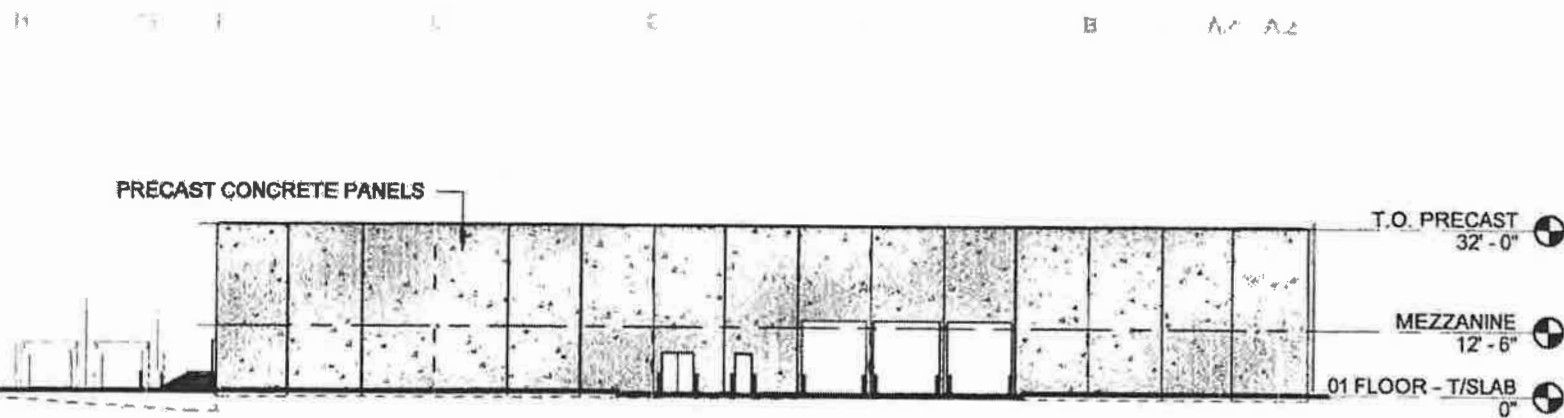
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MEAL PREP FACILITY - WEST ELEVATION

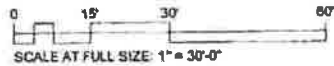
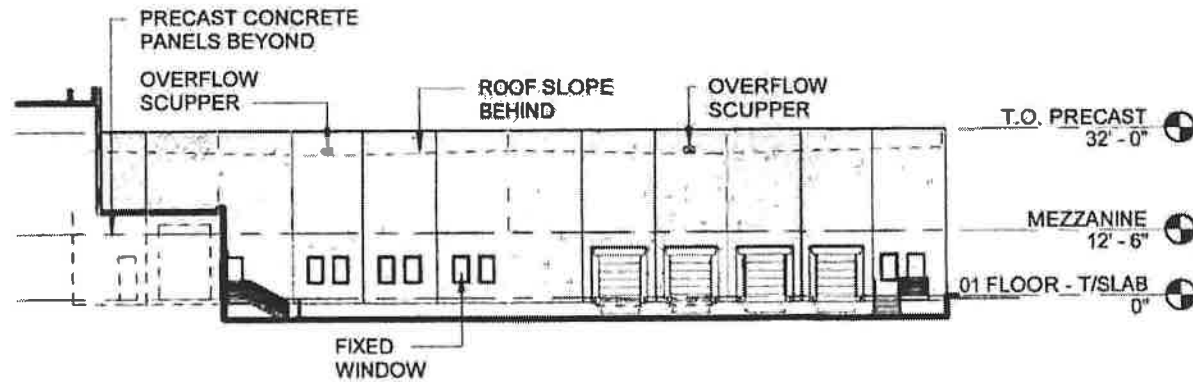


APPLICANT: Greater Chicago Food Depository  
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46565

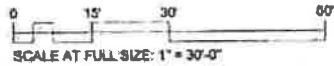
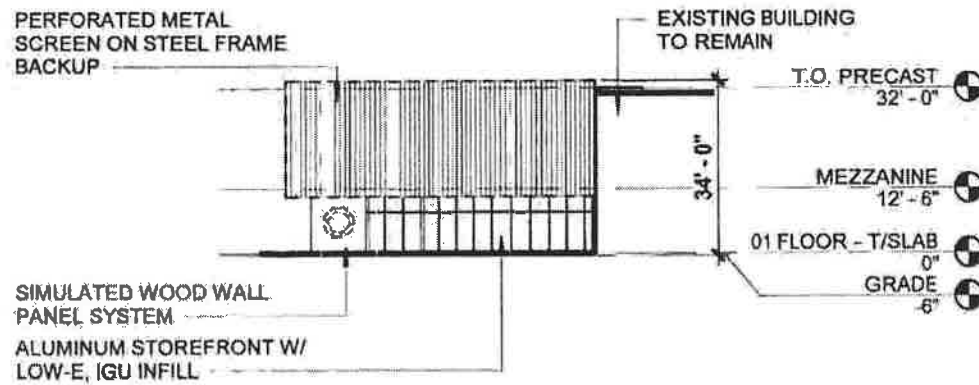
MEAL PREP FACILITY - EAST ELEVATION

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4/27/2022



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INTRODUCED: November 13, 2019  
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